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**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

WILMINGTON TRUST, N.A., SUCCESSOR  
TRUSTEE TO CITIBANK, N.A., AS  
TRUSTEE FOR THE BENEFIT OF  
REGISTERED HOLDERS OF STRUCTURED  
ASSET MORTGAGE INVESTMENTS II  
TRUST 2007-AR3, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2007-  
AR3,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a Nevada  
limited liability company; PALM CREEK  
COMMUNITY ASSOCIATION, INC., a  
Nevada non-profit corporation; and NEVADA  
ASSOCIATION SERVICES, INC.,

Defendants.

SFR INVESTMENTS POOL 1, LLC, a Nevada  
limited liability company,

Counter/Cross Claimant,

vs.

WILMINGTON TRUST, N.A., SUCCESSOR  
TRUSTEE TO CITIBANK, N.A., AS  
TRUSTEE FOR THE BENEFIT OF  
REGISTERED HOLDERS OF  
STRUCTURED ASSET MORTGAGE

Case No. 2:16-cv-02090-RFB-NJK

**JUDGMENT BY DEFAULT AGAINST  
CURTIS PRICE**

INVESTMENTS II TRUST 2007-AR3,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-AR3; and  
CURTIS PRICE, an individual,

Counter-Defendant/Cross-Defendant.

This matter came before the Court on SFR Investments Pool 1, LLC's ("SFR") application for default judgment against Cross-Defendants CURTIS PRICE ("Price" or "Cross-Defendant"). Having considered the application, including the declarations attached thereto, the Court makes the following findings of fact and conclusions of law:

1. On November 23, 2016, SFR filed a Cross-Claim (ECF No. 25) for quiet title and declaratory relief against Price ("Cross-Claim") relating to real property located at 5691 Sentry Palm Court, Las Vegas, NV 891222; Parcel No. 161-26-412-102 ("Property").
2. Cross-Defendant failed to answer the complaint within the 21-day time limit set forth in FRCP 12. The Clerk of the Court appropriately entered a default against the Cross-Defendant on January 25, 2019 (ECF No. 55).
3. Cross-Defendant is not incompetent, an infant or serving in the United States military.
4. SFR submitted credible evidence in support of its application in the form of documents obtained from the Official Records of the Clark County Recorder and declarations made under penalty of perjury that demonstrate prima facie grounds sufficient to enter default judgment against Price.

NOW, THEREFORE, pursuant to FRCP 55(b)(2), having considered the evidence and made the foregoing findings of fact and conclusions of law, and finding good cause,

IT IS ORDERED, ADJUDGED AND DECREED that Cross-Defendant Price, any successors and assigns, have no right, title or interest in the Property and that SFR is the rightful title owner.

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1 IT IS FURTHER ORDERED that this judgment does not adjudicate SFR's claims  
2 against, or the defenses of, any other party to this case.

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5 RICHARD F. BOULWARE, II  
UNITED STATES DISTRICT JUDGE

6 *Respectfully submitted by:*

**KIM GILBERT EBRON**

Dated: February 12, 2019

7 */s/Jacqueline A. Gilbert*

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*Attorneys for SFR Investments Pool 1*

12 Dated this 25th day of January, 2019.